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A CHEPSTOW HOUSING SCHEME.

By WILLIAM DUNN [F.] and W. CURTIS GREEN [F.].

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INTRODUCTORY.

THE principles of what is called Town Planning, of Garden City and Housing schemes, other than those in crowded cities, have of late years been the subject of much study, and have been fully expounded by many speakers and fluent writers. A much less ambitious task will be attempted in this Paper: all that we shall set out to do will be to describe a particular housing scheme, conceived and begun in war time—partly carried through so far—the special difficulties, the methods and materials adopted, with some account of the reasons for their adoption. The task affords no scope for fine writing or eloquent periods, and, fortunately for us, calls for neither. But the simple record of facts, of what has been and is being done, is generally of value in that those who come after us may build on our successes and take warning by our failures, whichever they may be.

Chepstow is in the Wye valley—a hilly district famous for the beauty of its scenery—and is about two miles from the junction of the Wye with the Severn. It is a very ancient town, fortunate in the possession of the ruins of one of the finest of our mediæval castles. The River Wye encloses it on the north and east sides, and on the south and west it was defended by the Port Wall—the old town wall, which stands in almost its original state to-day, save for the loss of its battlements and stairs. Only a small part of the town lies outside the walls. It is served by the Great Western Railway, which here crosses the river by an iron bridge built by Brunel in the early days of railways—a clever piece of engineering for its time, but a sad disfigurement of the landscape.

Chepstow was a typical old-world market town and residential place, with but one industrial concern in it—the engineering and shipbuilding works of Messrs. Edward Finch & Co., near the bridge. The Standard Shipbuilding Company acquired the Town Meads—flat land lying between the Great Western Railway and the river—and planned the lay-out of a shipbuilding yard on a large scale. For

the accommodation of their workmen, and of the men employed by Messrs. Finch—an allied company—houses were required. Land was bought, and the work of laying out the streets and designing the houses was put in the hands of my firm.

The change from the old-world Chepstow to the new, though welcomed by the majority, perhaps, of the inhabitants, was not made without regret on the part of some of them. We read that in the time of Henry VII. and his successor many manufacturers—early capitalists—feeling the restrictions of the trade guilds in the large towns of that day, started industrial villages beyond the influence of the guilds, and that this led to the temporary decay of the towns. Attempts were made to check this movement by law, but unsuccessfully. To-day we see a movement not unlike it, out of the big towns. Our manufacturers, feeling the burden of local taxation and restrictions, and also recognising that better housing conditions for the workpeople are essential, are moving their works to the countryside. Instead of trying to stop the movement, we put our effort into guiding it aright ; to secure that the bad housing conditions which have grown up in the cities will not be repeated in the new schemes.

THE SITE.

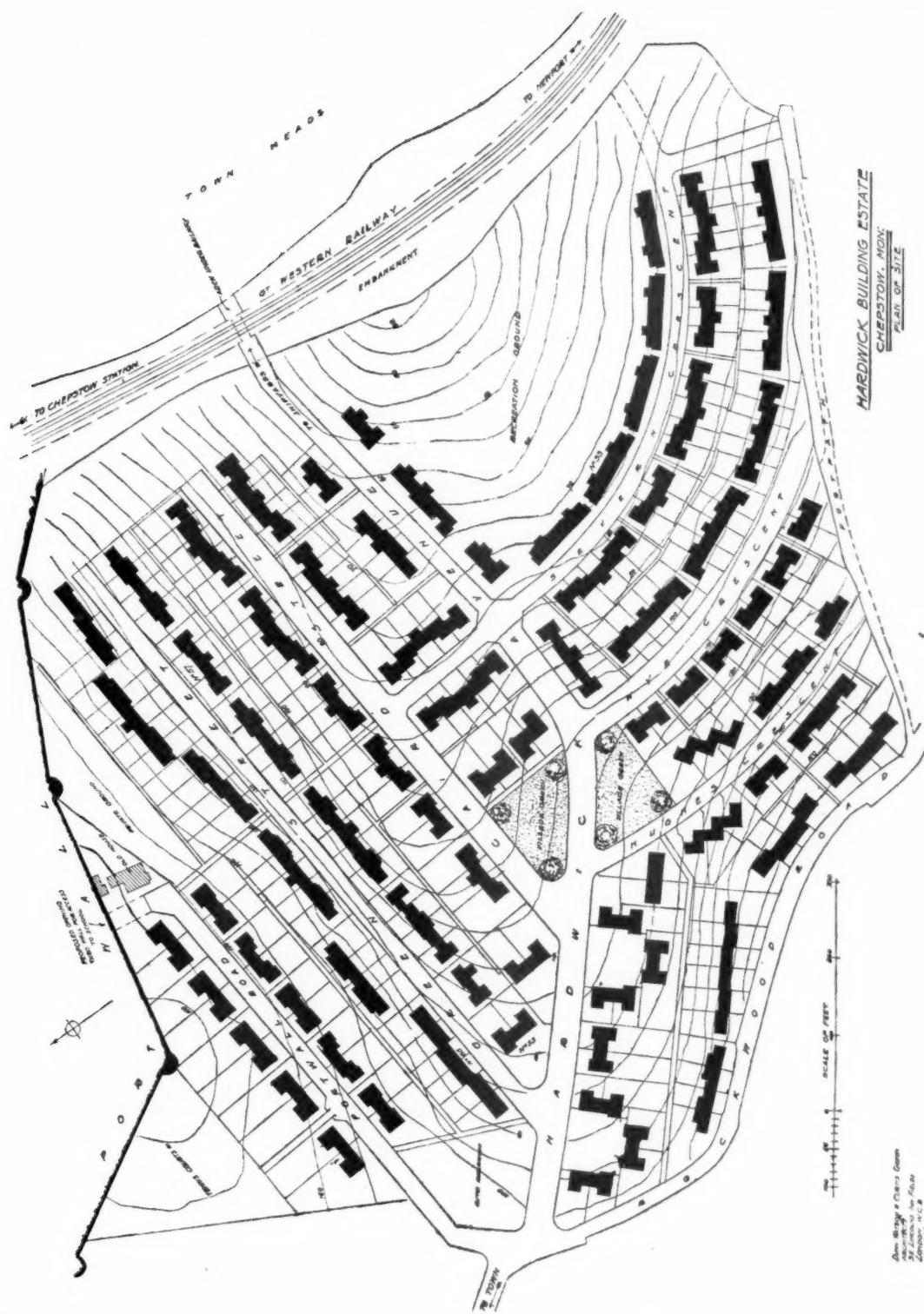
The site of these houses is about 28 acres in extent, and lies just outside the Port wall. It formed a little valley, bounded on the northern side by the Port Wall on the crest of the hill, and on the southern side by the wooded heights of Hardwick Court. At the top end of the valley there are the houses outside the town wall ; at the outlet of the valley lies the river, but severed from the site by the railway, which crosses the valley on a high embankment, and by the Town Meads, now the shipbuilding yard. Down the centre of this valley there was an old road extending halfway down, and beyond that a footpath leading to an archway under the railway.

SURVEY.

In all undertakings of this kind the first thing is to get an accurate survey of the site, with sufficient levels for contouring, to enable one to prepare a preliminary lay-out of the roads. The larger scale Ordnance Survey, $\frac{1}{2500}$, is not large enough, nor sufficiently accurate, nor has it sufficient levels for the purpose. This survey, upon which all the plans were based, was made and levels taken in less than a week by three men, with the help of a couple of workmen occasionally to cut and drive pegs, and clear openings through the hedges, &c. It was a chain survey, or rather a steel tape survey. Had we known before going to Chepstow that the site was so very hilly we should have saved time by using the theodolite, though we should have got no greater accuracy. The time spent on the survey was also used in studying the possible lay-out of the streets in relation to aspect and prospect as well as level.

The level at the arch under the railway was 54·57 ft. above Ordnance datum, and at the top end of the land 142·9, so that we had a fall of about 88 ft. in a length of 1,300 feet, measured along the line of old road and footpath down the centre of the land. On the Port Wall side the highest point was 160·44, and on the Hardwick Court side 164·8 feet above O.D., the ground falling very sharply towards the centre. It may be said here that all levels were reduced to Ordnance datum. A bench mark was found at the head of the site to which our levels could be referred.

On the plan of the site you will see the contour lines, and will agree that it presented very special difficulties. A speculating builder would select as level a site as possible to save expense in under-building ; but extra cost in that way was repaid in some measure by the natural beauty of the place and by the outlook, which all round is very extensive over well wooded and hilly country, with the Wye and Severn rivers to the south-east, as well as by the advantage of having the houses so close to the town and works. If you think for a moment of the saving of time and effort of so many men daily in traversing even a quarter of a mile more each way, you will understand that proximity to the works would justify some more expense on building.



Drawn by G. G. Green
Surveyor to the Royal
Geographical Society
and the Royal
Geological Society

There was a new 9-inch sewer with manholes, &c., which followed the line of the old road and footpath.

LAY-OUT OF STREETS.

It was evident that here we could not lay out the streets on any grandiose axial plan. In towns such as Chepstow on hilly sites we find much steeper road gradients than in towns on the plains, but, even so, there was great difficulty in getting lines of streets with practicable gradients, and the more we worked on the scheme the more we realised this. These gradients should be as low as possible, not only for the convenience of foot and wheeled traffic, which in this instance with no through roads is not great, but for the keeping down of cost in maintenance of the road surface and of the sewers, which suffer from scour if laid at steep falls.

The entrance to the estate from the town is at the top, where the old road began. The railway arch at the bottom, where the footpath ended, was to be the entrance to the works of the Standard Shipbuilding Co., in which the inhabitants, or at least the male portion of them, were to be employed. If the existing 9-inch sewer were sufficient for the work—and this was a new sewer—it seemed reasonable to form the central avenue along its line. Calculations were made by the usual formula, allowing for the rainfall, the slope of the land, the absorption of the ground, the water supply, the number of inhabitants, the size and slope of the pipe, &c., and it was found to be sufficient. The central road, called Hardwick Avenue, was then tentatively fixed. This avenue is 36 feet wide.

The side streets have to be at such distances apart as will give space for two houses and their gardens—about 155 to 190 feet, say. The general direction of the side streets follows the natural contours of the land, as you will see from the contour lines on the plan. It was only by following these contours, more or less, that reasonable gradients could be obtained. Another reason for this principle of lay-out was this: blocks of cottages have long frontages and narrow depths. As the frontage is generally parallel to the street, which is the lower gradient, there is less difficulty in keeping the floor and roof levels of the cottages in a block alike. The falls from back to front are steeper, of course, but the depth of the building is comparatively small. The streets could not be made to follow exactly the contours of the land; the final lines were arrived at by a process of trial and error. The streets were set out by the theodolite, the straight streets pegged out at intervals of 100 feet, the circular roads by pegs at 50 feet intervals. In setting out these circular roads, Rankine's rule for setting out by one theodolite and the chain was used, as it entails only one position of the instrument.

WIDTH OF STREETS.

The width of the streets are 24 feet and 36 feet with 14-foot and 24-foot carriageways respectively between the curbs. The wider the street the greater the expense in cutting and filling on so steep a site. There is very little traffic here, and it would seem that in practice these widths are sufficient. The roads are of ordinary construction of 8 inches of local stone pitching, covered with 6 inches of metalling or ballast, rolled in with local gravel and sand. A 3-inch layer of ashes was put under the pitching generally. The footpaths are of 2-inch granolithic slabs, laid on a bed of ashes, and the kerbs are of 12-inch by 6-inch Blue Pennant or Saurian stone (laid flat). The gutters were laid in tar-mac.

Many of the pavements in Chepstow are of granolithic paving laid *in situ*; but that, though slightly cheaper, was ruled out, as much of this paving is on made ground, which settles slightly in time, and would have produced cracks. There is also an advantage in the slabs laid on ashes, in that repairs or alterations to gas and water supplies to the cottages are more easily made.

OPEN SPACES.

Three open spaces were proposed: one in the centre of the site, to be planted with trees round it, and to be provided with benches, as a village green; one at the top end where the site is fairly level,

intended for bowling greens or tennis courts ; and one—the largest—at the lower end, for general recreation ground. Part of this is below the level of the railway, and is being filled up to that level.

On the Hardwick Court side of the estate, there is a steep hillside, well wooded, with fine views. It is too steep to build on, and we had hoped at one time to secure it, or part of it, for another public space. Laid out with rough footpaths there would be walks such as we see in many foreign towns, which would have all the charm given by being on a height, looking over hill and dale and river. It would make an admirable natural playground for children, and open-air school, where local history could be taught in full view of the ancient town walls, and botany in the presence of Nature. But this must be left to some lover of Chepstow and of his fellow-men to realise.

NUMBER OF HOUSES PER ACRE.

The scheme proposes about ten houses to the acre. The garden ground to each cottage varies in extent, partly by design, as the tenants have not all the same time, or the same wish, to cultivate the land. The soil is very good here, and the tenants already in occupation have made excellent use of it in growing vegetables.

BACK LANES.

For the supply of coals, the removal of waste and to give access to the back doors, by which the working man enters after the day's work, back lanes have been formed. It will be seen from the plan that these back lanes, except in a few cases where through-communication was specially required, have dead ends. They were so made, as it was believed that lanes with through-ways were open to objection, in that they facilitated thieving and other improper use of the lanes. The lanes which are at right-angles to the streets have steep gradients. To prevent the surface being washed away in times of heavy rain, these are formed in wide steps of about 4-inch rise and 2 to 3 feet or more width. All these back lanes are laid with tar-mac paving.

SEWERAGE SCHEME.

In the design of this there was a difficulty, not in getting sufficient falls but in keeping the falls within reasonable limits, not only because of the scour reducing the life of the pipes, but because we have here no separate rainwater system and a too rapid discharge might be objectionable in times of exceptionally heavy rain storms. In the central road—Hardwick Avenue—the old 9-inch pipe sewer remains. In the other streets 6-inch sewers are used, except on one side where a 9-inch pipe sewer was laid for special reasons.

These pipes are laid on a bed of concrete, and the invert of the pipe is in general 4 feet 6 inches to 5 feet below the surface. If nearer the surface, the pipes have to be covered by concrete to prevent breakage ; if deeper, expense is incurred in rock excavation, as a loose rock is found a few feet down. Manholes are placed about 200 to 300 feet apart. They are ordinary brick manholes with step-irons, and have Adamsez conical manhole covers, which have no sharp junction between the iron and the road material. Road gulleys were put at rather less distances apart. There are no ventilating shafts to the sewers, and it is not likely that they will be put.

The sewers were laid before all the houses were designed. Whenever the exact position of a required connection for a block of cottages was known, the branch drain was put in at the same time as the sewer. Where these positions are not known, it seemed on the whole better to break up the road afterwards than to put in eyes in the pipes which interfere with the self-cleansing action of the sewer, and may never be used. Generally, there are two connections to the sewer for each block of cottages, one at either end.

GAS AND WATER SUPPLIES.

It was found that electric lighting, which has many advantages, was too expensive, and the houses have gas lighting from the Chepstow Gas Company's mains. The company lay the mains in the

streets at their own charges, as the streets are under construction, and the owners lay the services in the houses. Similarly, the Chepstow Water Company laid their mains in the roads, and the owners paid for the house services. There is a high pressure on the pipes, and when the water waste preventers were selected, a specimen was sent to Chepstow to be tested under the actual conditions before the order was given. The Local Authority fixed the positions of the street lamps and fire hydrants.

THE HOUSES GENERALLY.

In a scheme such as this, designed for various classes of workmen, labourers, skilled tradesmen, foremen and clerical staff in a shipyard, there must be some variety in the extent and quality of the accommodation.

The smallest house has a living room or kitchen of about 168 square feet area, three bedrooms, a scullery with bath, a fuel store, w.c. and larder. The largest so far designed has kitchen, parlour, dining room, four bedrooms, bath with hot and cold water, scullery and offices. It would be economical in many ways—in the architect's labour, for instance—to use a few types and repeat them all over, but the result would probably be disappointing from the sameness of the designs. The British working man is by no means indifferent to the value of a house of some individuality and a pleasing appearance, though he often says that all he cares for is good accommodation. He is not enamoured of the streets of houses in which the only means of identifying his dwelling-place is by the number on the door. In our case, the discussion of pros and cons for type-plans was useless, as the hilly site made it impossible to do much in the way of standard plans. Each block of cottages had to be planned to suit very uneven sites, and there was also the aspect and prospect to consider. All around are splendid prospects of the neighbouring hills, and as each row of houses rises, terrace-fashion, one above the other, there was strong reason for considering this question of prospect.

As to aspect, sun is so important to us in our island climate that we made great efforts to get sunny rooms. No architect would willingly put houses of the same plan on both sides of a street running east and west.

To carry out these ideas entailed much variation in plan and a great deal of thought and work, which we hope has its reward in better conditions for the occupants. In some parts of the Midlands it is usual to have a small kitchen and scullery combined, in which the cooking range, the copper and sink are placed, so as to leave the living room for use as a parlour. This plan is not so popular in the south, and was not adopted here. The living rooms are made of a good size, and the range is placed in it, so that it serves as a dining room and a kitchen, the scullery being reserved for washing and a gas cooker. The objection that the range makes the room uncomfortably hot in summer does not apply when a gas cooker can be installed, as in this case, and the kitchen fire in the room used as a sitting and dining-room saves coal in the winter.

All the accommodation required is provided within the walls of the house ; there are no outhouses.

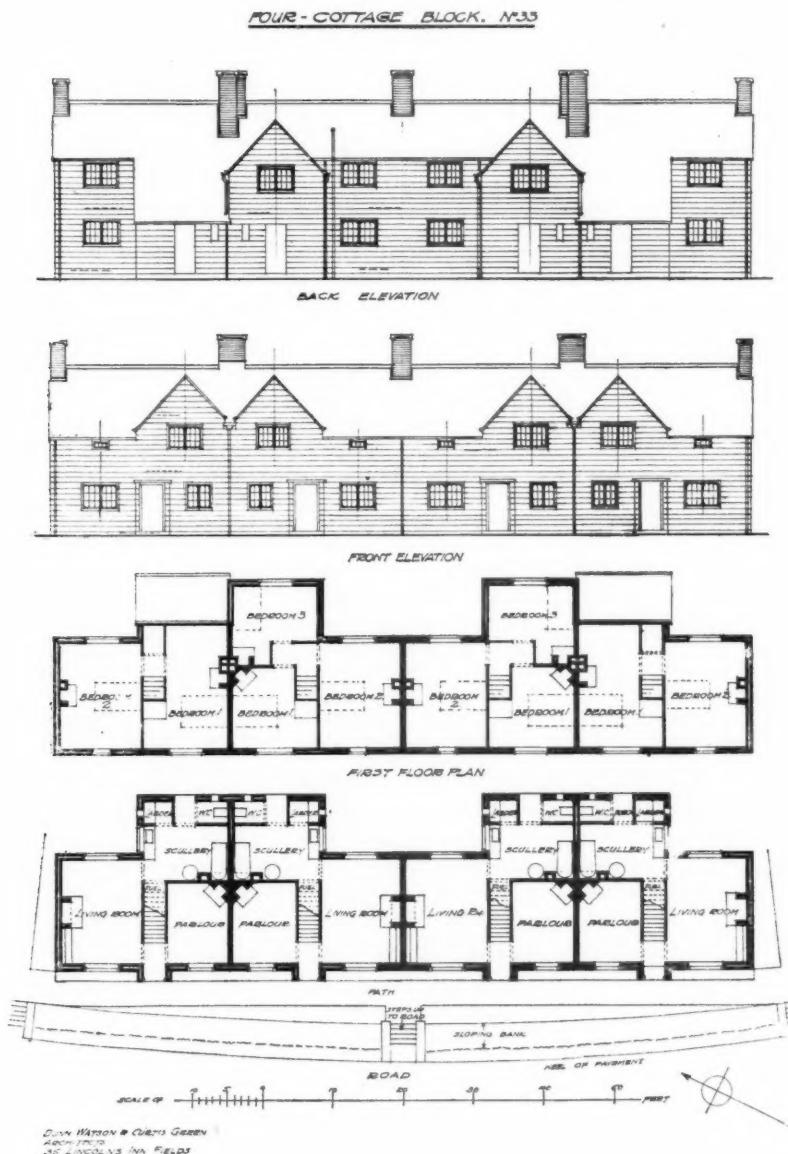
OUTLINES OF COTTAGE BLOCKS.

It is sometimes recommended that the outlines of the cottage should be plain rectangles without breaks. These square blocks are possibly cheaper, but difficult to make attractive. It is not so long ago that a meeting of Trade Unionists passed a resolution objecting to what they called "the brick-box with slate lid" type of house, and as most people will share the objection, we might be justified in departing from a rigid economy for the sake of appearance. Fortunately or unfortunately, we had little option here, as the sites compelled us to adopt the irregular form in many cases.

SOME POINTS IN THE PLANS.

The front doors open into a small porch ; in the larger houses into a staircase hall. From this the doors of the principal rooms open out, and the stairs ascend.

At the backs of the houses there is an open porch in which we place the doors to the scullery, the w.c., and the fuel store. This arrangement saved us from the appearance of three doors in the

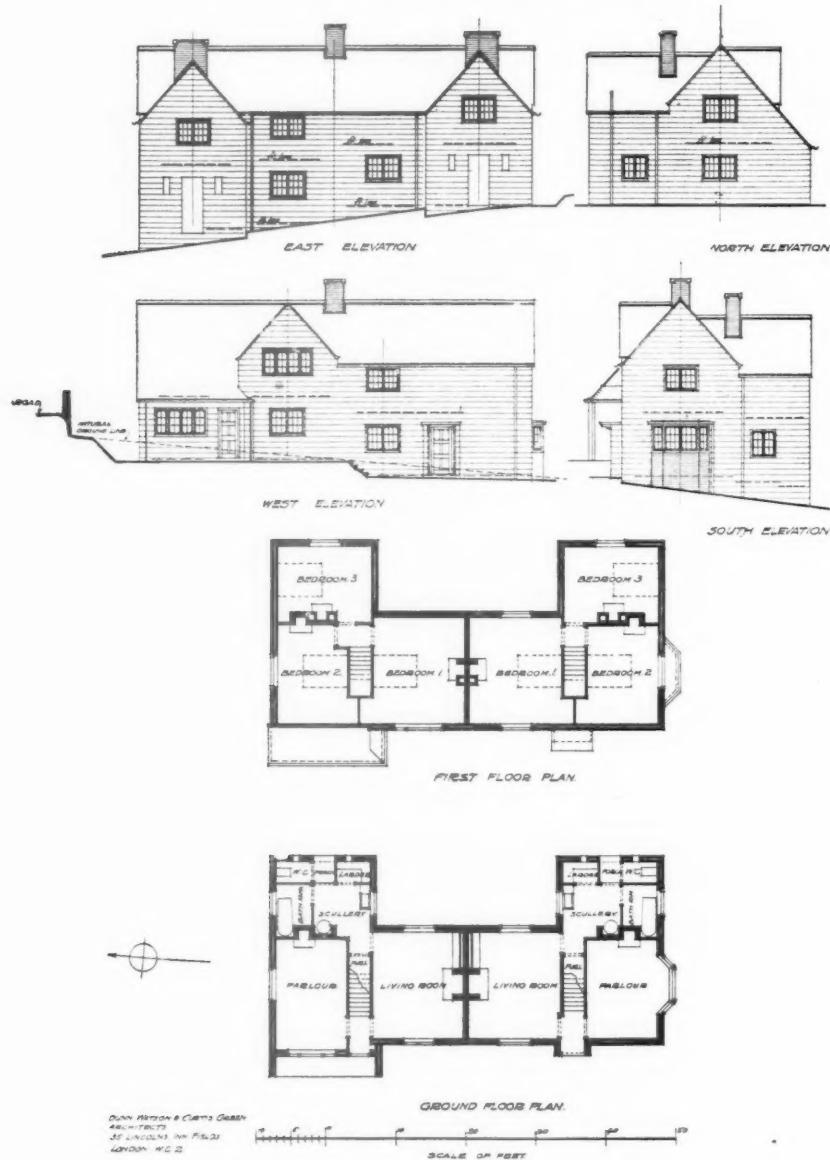


back elevation of a small house, and from a great difficulty in making a satisfactory back elevation. It shields the w.c. door; it forms a convenient place for boot-brushing under cover; and it enables the scullery door to be left open on washing day or any day, even in bad weather.

In a few cases in the smaller houses the stair opens from the living room instead of out of the

front porch. Some working-class tenants prefer this plan, as they say that the heat of the kitchen fire helps to air and warm the upstairs bedrooms, where fires are rarely lighted. Where many tastes

TWO-COTTAGE BLOCK N^o 55

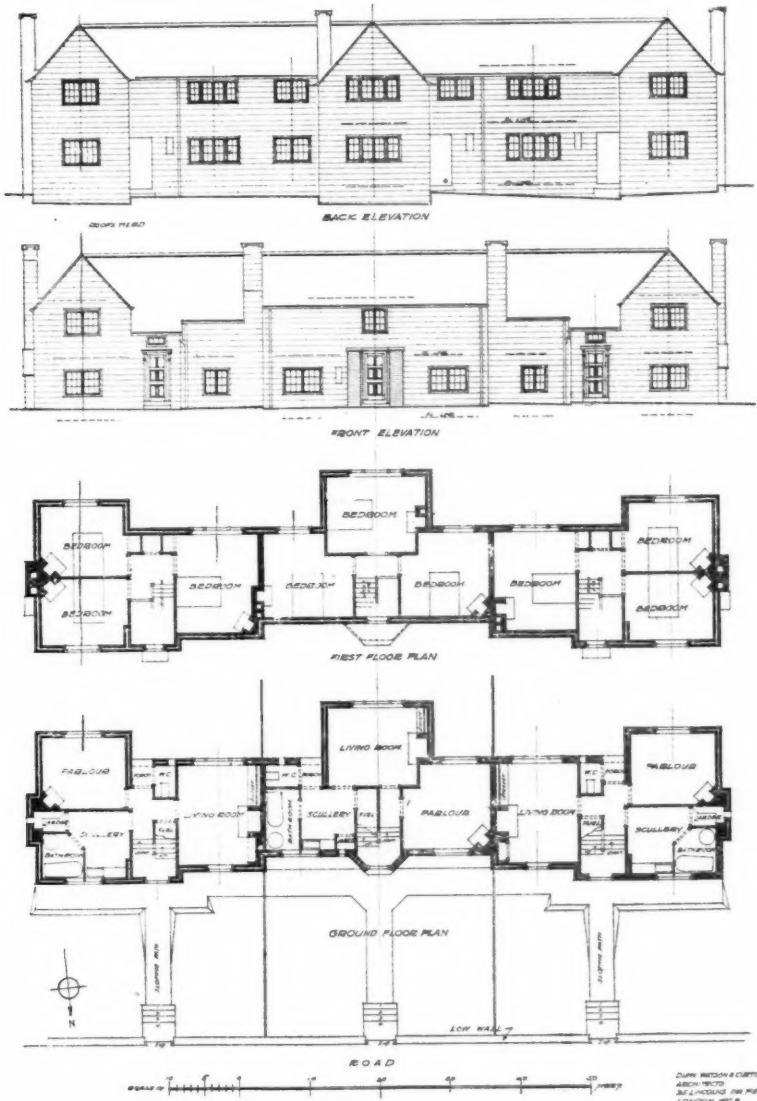


have to be consulted, it is desirable to have variety in plan. Where conditions were favourable windows were put in two walls of rooms. A room with windows in two walls is always more cheerful, and is better lighted with smaller window area than by a window in one wall.

DUNN, PATRICK & CLARKE, GARDEN
ARCHITECTS
35, LINCOLN'S INN FIELD,
LONDON, W.C. 2.

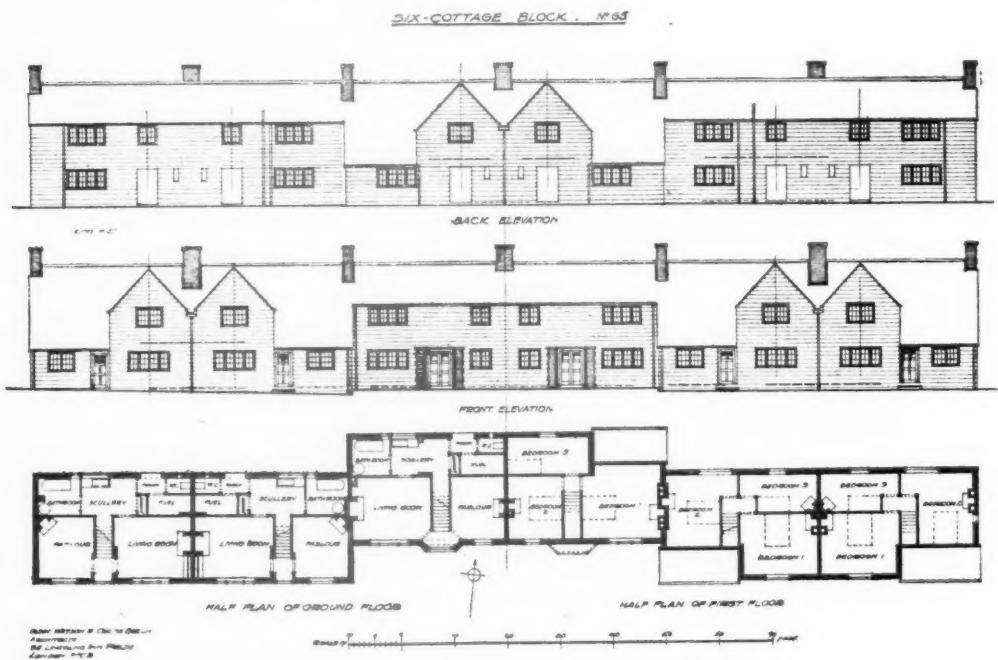
Every house has a bath; in one or two cases the bath is in the scullery, but in nearly all the houses it is in a separate room. The hot water is taken by hand from the copper close by. The first cost, and the cost of maintenance of the plumber's work in a hot-water service in workmen's

THREE-COTTAGE BLOCK. NO. 57.



houses, was considered too great, and in practice this method of supply seems to give satisfaction. Sometimes the copper is in the scullery, sometimes in the bathroom which opens off the scullery. Each arrangement has its own advocates. In the larger houses for foremen, who are more careful and more responsible tenants, the bathroom is upstairs, with a proper hot-water service to the bath,

sink, and lavatory basin. The coppers are independent without brick-setting. The kitchen ranges were some of the Yorkshire range type, and some of the open-and-close fire type. The thresholds are in all cases set 2 inches above the floor line to allow for doormat.



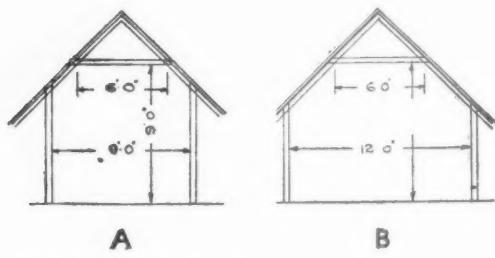
HEIGHTS OF CEILINGS.

The ground floor ceilings are made 8 feet in the clear as a minimum. As you will see from the drawings, the bedrooms upstairs are also 8 feet at least in the greater part of the room, but are more or less campeiled. The area of the flat part of the bedroom ceilings is not a fixed ratio of the floor area.

Many of the local councils require a fixed height in country districts of 9 feet in the bedrooms over at least two-thirds of the floor area. This would give us a room such as that in section A. But

it is difficult to see how such a room as that in section B is so much less healthy, that the State must step in and forbid it. For the cottager's purpose, the room in section B is better. It gives him more floor area and more cubie space. He naturally estimates the size of the rooms by the floor area in the first place. It would almost seem as if this were one of the by-laws enacted in a splendid enthusiasm for reform and the betterment of housing conditions which, in effect, if

insisted on as an unalterable rule, has quite a different result. We should all like the workman to have fine large rooms, but in the long run we know that his house is limited by the rent he can pay. To insist on such a regulation would often mean that we could not get an extra bedroom in the roof, and that extra bedroom would be a serious loss in giving him no means for the separation of the



sleeping rooms of his growing boys and girls. We found that the cost of the walling had a great effect on the total cost, and every foot in height of the walling had to be studied.

It is a curious commentary on the wisdom of our present building by-laws that in reports on housing prepared by Government committees of late years, we find it suggested that rigid compliance with the by-laws should not be insisted upon.

MATERIALS AND CONSTRUCTION.

The external walls are built of two thicknesses of 4-inch thick solid plain concrete blocks with a 3-inch cavity, with the usual iron ties. The blocks were made in Winget block-making machines, of which we had two on the works.

In the first cottages built, the blocks were each 32 inches long, 9 inches high, and 4 inches on bed, except the closers. At the corners, L-shaped blocks were used. It was found that the workmen objected to handling such heavy blocks, and in later houses the length was cut down to 16 inches. The appearance of the shorter blocks is not so good, and the walls are not so strong to resist settlements, though so far we have had no settlements to contend with. These hollow walls were built direct on the foundations without footing courses. The foundations were of cement concrete, 9 inches thick and 2 feet wide. The lintels had steel reinforcement, varying in amount with the span.

Here we may say a few words on the reason for the adoption of this kind of walling.

Cottage walls in the South of England are often made of two 4½ inch thicknesses of brick, with a 2-inch cavity. This makes a dry house, a warm house in winter, and a cool in summer, and is an economical class of walling for the purpose.

At the time this work was started, the only brick available in the district at a reasonable price was the large-size Midland pressed brick, which never gives a pleasing face. We found from actual tenders that the cost of the concrete walling was not more than this cheapest brick walling. It was practically the same. Then there was much greater difficulty in transport of bricks in war time; brickfields were also shutting down.

The concrete blocks were made on the site, of local stone chippings and sand, and we were confident from experience with other such blocks in cottages in the West Country that the appearance would be better than that of a wall of large pressed bricks. The usual cold grey textureless surface of concrete walling arises from the floating of the finer materials to the face of the wall. Here we used a dry mixture of concrete, so that we did not have that result. Then the face-mould—a cast-iron plate—had groovings in it, giving what is called in masonry a droved surface to the finished block, which has nothing of the dull appearance already mentioned.

There was another advantage in this droved face; we had no surface crazing which occurs in the smooth face, when that smooth face is due to the floating of the richer and finer materials to the surface. The many joints in the wall give it a power of expanding and contracting without developing *visible* cracks. In our climate the nights are always cool, and concrete does not get heated all through, so that there is comparatively little temperature effect: that little is taken up by invisible cracks in the joints. In climates such as Egypt it is a different matter, and there we must make provision for the expansion of walls, when the walls are of some length, as we would for steel girders. The concrete for the blocks was of 90 lbs. of cement to 2 cubic feet of sand and 4 cubic feet of stone to pass a ¾-inch mesh. The sand and stone came fairly well graded. The blocks could be used a few days after making in ordinary weather.

The partition walls were also made of the same blocks, without, of course, the droved face. The thickness was 4 inches for bearing partitions, and 2½ inches for the small partitions dividing sculleries, larders, fuel stores, etc. No plastering was done on the walls of these sculleries and domestic offices on the ground floor. The internal effect is like dressed stone. The saving in first cost of plastering is considerable, and there are no recurring bills for repairs to plastering which absorb so much of the rent.

This question of economy in maintenance is really an important one in workmen's houses. It had to be closely studied throughout. It would have ruled out parapets, barge boards, and such-like things which cost a lot in painting and repair, had we even wished to put them. You will observe that the party walls are not carried up through the roofs, and that there are no barge boards. The tiles project beyond the gables, and the edges are pointed, with a small cement fillet under the verge.

The roofs are covered with sand-faced tiles varied in colour. It was found that the extra cost of using these tiles instead of the cold blue Welsh slate was but little, and when you consider the æsthetic effect of the red-tiled roofs and grey walls, as compared with the blue slate and grey walls, there can be no question that the small extra cost was well spent. These houses are not like houses on a level site, on which the roofs are seen only in detail. A general view of the whole grouping is seen from the railway when entering Chepstow ; it can be got from the City walls, and from the heights of the Hardwick Court land. The owners had in their mind that Chepstow has long been a residential place, and did not want to spoil it by the erection of mean dwellings.

The valleys are all swept valleys in tiles, and the ridges plane roll tiles such as you see in all the old cottages in the districts where tile roofs are used. Lead was un procurable, so that none was used. The few small valley-gutters were laid in Leadcore, and the junctions with the vertical faces of chimneys, etc., were made in cement. The workmen who did the tiling were skilled men who took a pride in their work, and it is pleasant to record that, so far, there has not been a single case of leakage through either roofs or walls.

The floors and roofs were designed to be of ordinary timber construction, and the first 31 houses were so built. In later cottages we could not get permits to use imported timber for floor joists or floor boards, and, after a good deal of consideration, decided to use floors of hollow brick, with flat steel tension bars, for the first floors. These floors were formed on centering in the usual way. The ground floors throughout are of cement concrete, covered in the domestic offices with cement, and all the living-rooms, parlours and bedrooms with Wilfley flooring. Where the upper floors are of hollow brick, they also are finished with Wilfley floors. This floor will not, we fear, be so popular with the tenants as a boarded floor in the bedrooms, but we are building in war time and had to use what we could get.

The chimney stacks are in red sand-faced brick. Picture mouldings are provided in all living-rooms and parlours.

GENERAL ORGANISATION.

The site was only accessible from the railway by a long and devious route through the town, of steep gradients, rising considerably and then descending to the estate. To save cost in haulage, and to hasten delivery, the owners, then working in conjunction with the Standard Shipbuilding Company, whose yard lay between the railway and the site, erected a jetty for the landing of water-borne materials such as sand and stone, and made a temporary railway siding of the standard gauge from the railway through the archway under it, and up to the head of the site, at top of Hardwick Avenue. This siding could also serve the jetty, and brought goods in truckloads. This siding had a branch serving the Hardwick Court side of the estate.

The streets and sewers were begun in 1916, before the regulations under the Defence of the Realm Act (forbidding new building contracts over £500 without licence) came out, and were allowed to proceed. For the houses these licences had to be procured, and took a very long time to get. First we got licences for 15 cottages, then for another 15, and then for 100 more. The difficulty of getting men and material in these times is known to all of you, but these were only part of our troubles. The Government took over the Standard Shipbuilding Company's yard, and abolished the siding upon which we depended so largely—a necessary measure, no doubt, but one which added largely to the cost of the works. In August of this year the Controller of Merchant Shipbuilding took over this housing scheme, and we have now a railway siding again. We are also much better off in regard to men and materials, and the work is proceeding at a much better rate.

We may here mention that the doors, windows, stairs and chimneys, etc., were standardised, a limited number of types being used.

The first 15 houses cost about £450 each, exclusive of any proportion of roads, sewerage, garden formation or fences. The second 15 cost about £530 each. We cannot determine the cost per house of the remainder, as the cost of wages, etc., has risen a good deal, and forms a very important element in the total.

CONCLUSION.

As stated at the beginning, this Paper does not deal with principles, but is a simple recital of facts about the undertaking, the problems to be solved, the materials used, and the reasons which governed us in our decisions. We hope it may have some interest and be of help to others who have such works to do. We can say this, that such work calls for the exercise of all the knowledge, skill and experience one can acquire in the engineering side in the surveying and levelling and laying out of streets and sewers ; on the organising side in managing the works and interests concerned : in planning cottages, and planning them cheaply ; and in the art of architecture, in producing a pleasing result in the face of difficulties of all kinds—through it all one has to keep firm hold of the general conception, and see details in their true relation.

Some of the Committees which have been considering national housing for the working-classes have resolved that ladies should be appointed to criticise plans and advise as to the stairs and cupboards. The architect who builds cottages and larger houses has never failed to get plenty of criticism and advice, not, indeed, from the ladies who sit on Committees, but from the practical housewives, who actually live in and run those houses, who, though they do not claim to be amongst the intellectual and advanced women, still give the soundest and most abundant criticism of every detail, though expressing the most divergent views. There is not an architect of experience in this room who has not heard enough of the opinions of the practical women to make an expert of him. It is popularly supposed that an architect either never heard of such a thing as a cupboard, or, from some natural infirmity common to his class, has not sufficient skill to design one. It is difficult to remove that impression, but it may be said that in this particular housing scheme the proposal to put cupboards was vetoed by that stern autocrat, the gentleman who gave permits for timber. He refused to let us have timber for the purpose, and it seems fitting to record it here lest the absence of them should be used to prove the truth of the popular idea.

Before closing, it may be well to explain why reinforced concrete, which has so large a place in the public mind, was not used here, especially as the architects of the scheme have had so much to do with reinforced concrete work elsewhere. The reason is that knowledge and experience of reinforced concrete teach us its true use and its limitations. It is not a desirable material for external walls ; it is expensive, almost certain to result in minute but disfiguring cracks when used for walls, and has not a pleasing surface as it comes from the moulds. It is too expensive for interior partitions. For floors it is not only expensive, but it communicates sound from room to room readily. It requires generally beams to support the floors and thus brings loads at points, not always in convenient places ; it affords no facilities for fixing gas pipes, etc.

There have been suggestions made for its use in roofs. The flat roof—the most economical form for this material—is not suitable for cottage roofs in this country. It is cold, and its appearance is against it where tradition has so much to do with our ideas of the beautiful. Of course, we use trusses of reinforced concrete in factories where there are many repeats, of a standard pattern, but that condition does not obtain in cottage building on such a site as this. We have not yet solved the problem of making cottage rafters in it. Many capable minds are at work on the matter, and time may yet bring us enlightenment and good ideas.

STYLE OF ARCHITECTURE.

The days are happily gone when we were asked, " In what style is this building ? " Architecture

is not a thing of mode : it is false to itself if it tricks out its works in the garments of another age. The Early English church, the Tudor cottage, the Jacobean house, as built in Victorian days, were essentially false, and foredoomed to failure. The controlling factor in the design of any building is the plan, and not even the wildest enthusiast would dream of reverting to the plan of the mediaeval house or cottage. If we have higher ideals of home life and correspondingly higher and more complex requirements in planning, these must have the most important effect on the exterior—on the *style* of the design. Our task is to give the needs and the ideals of our time embodiment in our buildings—the best expression in the language of our day. No author clothes his thoughts, conditioned as they are by latter-day knowledge, in the language of Chaucer or of Spenser. His language is certainly based on and derived from the early writers. So it is with the expression of our works as architects. *Our* language is based on the language of William of Wykeham, of John Thorpe, and of our forebears ; but it would be ridiculous affectation to use their speech or strut about in their clothes.

So these cottages are simply cottages of this time. We are given the needs of a home for a labourer or artisan or a foreman, and we have so to contrive our design that they may be satisfied and that the decencies and the graces of life are open to him. To the material requirements of health and bodily comfort and convenience we have to add such pleasures as can be got from the eye, through which we appeal to the mind and heart ; variety in plan and appearance ; proportion, mass, and grouping, and all those elements of design which are as undefinable as the pleasing elements in poetry or music.

The man who has a home, not as one of hundreds in a mean, unlovely street, but with something of homelike qualities, may be expected to feel that he has something to fight for. On a fine old house in Stirling I saw an inscription which, if my memory is correct, ran thus :—

"I pray who look upon this lodging
In gentleness to be your judging."

The sentiment appeals very strongly to one to-night, knowing the difference there always is between our aim and our attainment.

It should be clearly understood that this Paper does not refer in any way to the extensive housing scheme now being carried out in the Chepstow area as a national undertaking, although the houses described have now been absorbed in the larger scheme and form part of it. The houses at present being constructed by the Government afford more ample accommodation in many cases, and differ from the houses referred to in the Paper in a number of respects—notably in the provision of electric light, hot water systems, etc.

DISCUSSION OF THE FOREGOING PAPER.

The President, MR. HENRY T. HARE, in the Chair.

Mr. RAYMOND UNWIN [F.] : It gives me much pleasure to move that our best thanks be given to Mr. Dunn for his very able, appropriate, and timely paper. He has given us a masterly demonstration of the importance and the advantage in every way of having a competent architect in charge of every housing scheme. He has, moreover, given us a demonstration of the wide range of knowledge required in the architect, the number of points that have to be considered, and the high degree of skill that is required to carry out a housing scheme, as he has carried out this one at Chepstow, on difficult ground, and to produce, as he has produced, an eminently successful result. It had often seemed to me that house building—cottage building particularly—in the

last century had come to be regarded as a job that any fool could manage. Mr. Dunn has shown the folly of that idea, and I hope that the example he has set at Chepstow will be followed by all who are to take part in the housing schemes of reconstruction. We have owed much to Mr. Dunn in the past, and now he has put us under a further debt at a time when we are about literally to rebuild—or to start rebuilding—the homes of the working people in this country, and when the character of those homes will be settled for a very long period. We owe Mr. Dunn our very hearty thanks for the help he has given to us in this matter. I was particularly struck by what Mr. Dunn told us as to the small amount of time occupied in the preparation of the contour plan. People have the idea that

this is a great business and a useless expense. Mr. Dunn, I believe, would confirm the view that he has saved the cost of that contour plan many times in the economy of his roads and works. We must congratulate Mr. Dunn on the complete success with which his structural work has been carried out. The fact that there has not been a single leakage in walls or roof is certainly a triumph in concrete construction, and I should like him to tell us whether he used all or the majority of his blocks practically green from the machine, a few days old, or whether length of time was allowed them to mature, and also what mortar he used—cement or lime mortar. Many have found the great difficulty in concrete blocks due to cracks which arise through expansion and contraction, and not through settlement, to which they are erroneously attributed. With regard to the hot water question, here we are in a transition period. A great demand is being made among the working women of the country for some labour-saving appliances to be devoted to the house work, and there is considerable probability that developments will take place along the lines of better systems—more economical systems—for using heat, and we must be on the look-out for that. In any work that we undertake in the building of cottage houses we must have our eyes open, for there will be new developments. Quite a number of firms are working at the problem, and researches are being carried out by the Department of Scientific and Industrial Research. There is reason to hope that we may be relieved of the difficulties arising from local by-laws. A committee was set up by the Local Government Board before the war commenced, and will report shortly. The results of their labours may greatly relieve the situation.

Professor S. D. ADSHEAD [F.], in seconding the motion, said : I have had the advantage of Mr. Dunn's acquaintance for a great many years—at one time I was working under him in his office—and I have always regarded him as one of the great exponents of the possibilities of new methods of construction with regard to architecture. It is of particular interest to me to note the method of construction that he has adopted at Chepstow, and I am perhaps a little surprised, if not disappointed, that he has adopted so simple and so straightforward a method as two four-inch walls and a three-inch cavity. I rather looked forward to something a little bit more original. But Mr. Dunn is sound as well as original, and he has told us that the peculiar conditions of the site did not enable him to use methods which in other cases might be possible. I think we shall get concrete cottages in the future that will perhaps absorb not quite so much material, and will be perhaps what Mr. Dunn would describe as more scientific if carried out in large numbers and in places where the right material and workmanship are available. Mr. Dunn has used concrete blocks, and he describes the broken stone and the method in which it was used so as to obtain a certain characteristic colour. My own view is that cement under any circumstances after a time looks

dilapidated. I always prefer to see it coloured. In the particular system Mr. Dunn has used the joints show, too, and whilst I admit after seeing an illustration of one of these cottages that it was the most artistic cottage that I have ever seen in concrete blocks, at the same time I do feel that as a system the blocks are better cemented and lime-whited, and especially if the roofs are tiled. I hardly follow Mr. Dunn in his objection to using slates in that district. I do not know the district, but I should have thought it would have been a slate district.

Mr. A. J. PITCHER : We are all keenly interested in the problem of housing of the working classes, and it would certainly appear to be a very successful scheme that has been put in hand and carried to partial completion by Mr. Dunn at Chepstow. At the present time architects are very much concerned as to who will eventually carry out this great National housing scheme, and whether the Local Authorities will be entrusted with the work and will employ their own Surveyor, or whether they will call in the aid of architects. The papers read here are most interesting and instructive, but I fear they will be of little practical use if we as architects are to allow the opportunity to pass of carrying out this work. Unless a definite policy is settled by the Government at an early moment, there will be grave danger of the work being eventually found to be in the hands of the old speculating builder, solely because there will not be left the necessary time for the preparation of the considered schemes such as all of us are so hopeful of seeing carried into execution. With regard to Mr. Dunn's scheme at Chepstow, there are one or two minor details upon which I should like to say a word. One is the question of the range. Apparently Mr Dunn has placed a range in the living room and a gas cooker in the scullery. The range is not fitted with a boiler for the supply of hot water, which has to be obtained from the copper, and I rather think that, under those conditions, it would be preferable to fix in the living room a simple type of fire grate, which can be used for saucepans and kettles, and without an oven, the gas stove being used for baking, etc. The usual kitchen range is a great coal waster, involves a great amount of work to keep clean, and is ugly. With advanced ideas of comfort, the working family will demand something more cheerful than the kitchen range to sit round after their day's work is done. As a minor criticism on the section which Mr. Dunn showed us of the bedrooms, with 9 feet for the ceilings and an area of two-thirds flat ceiling, I agree that the bye-laws are often at fault, but as illustrated in Mr. Dunn's sketch it would appear that the area of the ceiling has been retained and the side walls pushed out on either side, which reduces the headroom at the wall plate but increases the floor area. In practice, however, the position of the walls is fixed, and if the height of them is reduced to that shown on Mr. Dunn's sketch "B" the ceiling would be brought to almost an apex, and it is for this reason that the bye-laws,

rightly in my opinion, insist that two-thirds of the area of the room should have a flat ceiling. I am very much interested in noticing the cost of the cottages—£450 each for the first fifteen, £530 each for the second fifteen, and an amount as yet not ascertained for the others. This question of cost is a difficult one, and I do not know how it is going to be faced. The ordinary builder will certainly not spend anything like £530 for a three-bedroom cottage, with the possibility of a falling market, and it would almost seem that the Government is committed to a subsidy on working-class cottages for some time to come. It is, however, of the greatest importance that architects should be entrusted with the work of designing the housing schemes now under contemplation, and that these should be carried out on similar principles to those so successfully adopted by Mr. Dunn at Chepstow. Otherwise, I fear that the present opportunity will pass without any advancement towards the solution of this problem.

MR. HERBERT BAKER [F.]: We are all impatient to study the plans which Mr. Dunn has to show us, and therefore I will not prolong the discussion, except to say that it has been my privilege to know Mr. Dunn and to have worked with him years ago, and it has always seemed to me that the contending elements of the artistic with the practical, which all architects have to contend with, are so "well mixed in him" that he keeps them in perfect equipoise, and the result is always living architecture. I should like to ask him two questions: First, whether he thinks that a communal hot-water supply is a practical possibility? Secondly, the Report of the Local Government Board just published recommends for very hilly sites, that if the cross slope of roads is more than 1 in 6, there should be a narrow road with houses on one side only, but I believe Mr. Dunn has got over the difficulty by entering the lower houses on the half landing, which involves windows low against the ground and asphalte vertical damp courses.

The PRESIDENT: We are very much indebted to Mr. Dunn for the paper and the drawings. Any contributions to the solution of the housing problem at the present time is most useful. I gathered from Mr. Dunn that if conditions had been otherwise he would have used ordinary brick walls. There is a considerable amount of controversy going on as to whether concrete or brick walls are cheaper or better, and one is always anxious to get information, because a very little economy is worth securing on account of the enormous amount of repetition in these houses. As far as I have been able to get information there is nothing cheaper than the usual brick wall under ordinary conditions. I know that there are some manufacturers of concrete blocks who say that these are much cheaper, but, so far as I am able to ascertain, that is not the case, given a fairly easy supply of suitable bricks. But from what Mr. Dunn has said, I gather that the bricks available here were expensive

on account of the distance of transit, and that, moreover, they were not very suitable bricks. With regard to the size of the blocks, where you are using cast concrete blocks, the larger you can cast them, within the limits of easy handling, the more economical, I take it, the use of the blocks will be. There is one point, however, which must be taken into account, if you have large blocks or blocks of any considerable size you lose very greatly in the appearance of the cottage, providing the joints show. In these tiny buildings, if you have large blocks, loss of scale is inevitable, and therefore I should have thought it necessary to cover the blocks with something in the nature of cement or lime whitening so as to conceal the joints. But I have not seen the cottages, or any illustrations of them, so that I may be making a criticism which is not justified. I have heard a good deal lately about the provision of baths in cottages, and the conclusion that has been come to is that a separate bathroon is a practical necessity, even in the smallest of them. The ordinary arrangement which has been adopted of putting the bath in the scullery is objected to on the ground that there is no privacy, and when the scullery is used as a bathroom it prevents anybody going out at the back door. That criticism is very extensively made where the bath is in the scullery, and it is understood that in most of the cottages which are to be built almost at once a separate bathroom will be more or less a necessity. The Institute has taken every possible action in its power in order to insist upon the employment of architects in these housing schemes which are now being initiated by the various local authorities. In all the negotiations we have had with the Local Government Board in connection with the competition recently held we have put forward that position in the strongest possible way, and we are now issuing a circular to local authorities in the same sense, suggesting that it is to their best interests to employ in every case an independent architect; and as far as one can get any information up to the present time, I think that course is being taken very much more largely than has been the case hitherto. It seems to be recognised that the greatest skill and experience are necessary in these small problems of housing, simply because they are small; in that proportion they are so much more difficult than larger problems, and if we are to get anything better than the rows of hovels we have been used to see, it must call for the greatest skill and consideration and the greatest exercise of the experience and judgment of an architect. For that reason we hope and expect that architects will be employed in the majority of the cases where these schemes are being put forward at the present time, and I may say that the Local Government Board have given us the assurance that although they are not in a position to insist upon that being done, still, that is their intention, and that is the course which they hope will be taken by the local authorities.

Mr. DUNN, in reply, said: On behalf of Mr. Curtis

Green, who is associated with me in the scheme, as well as on my own behalf, I thank you very heartily for the kind things you have said. With regard to Mr. Raymond Unwin's question, the blocks were usually not used less than a week old. In some cases we had to use them very quickly; generally, however, they were considerably older than that. They were set in cement mortar, and the joints were designed to show. We had no desire that the joints should not show, and I think if you saw the cottages you would be rather surprised to see how successful the walling has proved. It is not in the least of the cold grey colour associated with concrete. To lime-white it would be to lose its charm and colour, as well as to add considerable expense, and to cover the walls with cement would also add to the expense. As to the dilapidation of age, I do not think these concrete blocks are likely to dilapidate. After two years the blocks look as if they would last for ever, and well-made concrete should not suffer from age by any manner of means. With regard to Mr. Baker's question as to a communal hot-water supply, I have not found any method of doing that on a practical scale, especially on such a site as this. The loss of heat in transit, and consequently the added expense, would be a great difficulty, and on a hilly site the pressures would be greater than one should have. As to the ceiling sketch which I showed you, one of the speakers suggested that the local by-laws would not have quite the same effect as I anticipated, but I speak from experience—I have been compelled to alter the partitions. There are architects so indifferent to local by-laws that they show on their plans cupboards all the way along, and by some strange forgetfulness the cupboards are not put! But local by-laws insisted upon it and I had to do it, to the great regret of the owner. There are one or two other points to which I may allude. The question was asked about local authorities employing architects. I have here a memorandum by the Advisory Panel appointed by the Housing Committee of the Government which states that it is essential that the plans should be adapted to local needs by an architect of skill and taste. The Government Committee think it very important that the work should be in charge of an architect, otherwise the high standard of design and lay-out which is desirable could not be secured. I am sorry that I was not able to satisfy the hopes that were built upon me of producing something entirely novel, but, you know, as you get older, you get a little less likely to try experiments on a large scale. One might try it with a wealthy client on a small scale, but when you are doing a large amount of housing for a private company who have to regard the cost of your scheme, you have the feeling that perhaps it is safer to adhere to well-tried lines.

Mr. FRANCIS HOOPER [F.] writes:—The Council is to be heartily congratulated on securing Mr.

Dunn's paper to open the programme of this new and momentous Session. The author, too, deserves the thanks of the public for showing how a Housing Scheme can be developed, when entrusted to independent professional advisers.

Complaints are frequent of obstructive building bye-laws. I write reservedly but with confidence that some Officers of the Local Government Board are far ahead of many Urban and Rural Councils, and that these latter bodies may be a real impediment to increased elasticity. Taking, for example, the case of the width of thoroughfares—some districts require an arbitrary minimum of 40 feet, the construction and upkeep of which have tended to discourage enterprise. Again, the height of rooms has doubtless enabled Council officials to air their "righteous" opinions in the cause of sanitation so called, involving unprofitable cost of construction and loss of floor-space due to extra and unnecessary stairs. Roads, if narrow, however, should be short, the building-lines being adjusted to ensure ample aeration and privacy of the houses. Lack of privacy, in many present-day homes, may account psychologically for some of the curtained and sealed windows so regrettably prevalent.

Tree-planting, if part of the scheme, should be done with dwarf kinds, avoiding limes, chestnuts, oaks, sycamore, and such-like timber-growing trees, by use rather of the *Prunus pissardi* or other small-leaved, slow-growing varieties, having delicate yet beautiful foliage.

Given wide footways, and roads over which fast through-traffic is impossible, the safety of children and old people is promoted. Fencing, too, is another important consideration, the maintenance of which is a source of continual expense, quite apart from its bearing on appearance. In some countries, people are trained, by familiarity, to respect boundaries though almost invisible. Why should not we in England do the same? If dogs cannot be controlled, do away with the dogs, and let us encourage children to take an interest and delight in the upkeep of flower and fruit gardens as well as vegetable plots.

Details of accommodation may surely be capable of standardisation, in view of the many excellent designs resulting from the competitions so ably organised by our President and Council, such variations only being included as will suit families in varying circumstances. What appears the vital necessity is to secure the right Lay-out, and for this the young architects who have been serving their country so nobly abroad should be not only encouraged but urged to undertake the work, settling down temporarily in different centres to plan and supervise the carrying-out of this national task—one which is worthy of the best brains both in organisation and execution—thus affording them a more or less open-air occupation for which their recent training has specially qualified them.

IL BOCCADOR AND THE HÔTEL DE VILLE.

"Legends die hard," says Mr. Blomfield in his lively review* of Mr. Tilley's new book. They do indeed; the theory that Dominique de Cortone was not the architect of the Hôtel de Ville is an instance to the point, of which the cat-like tenure of life is only equalled by that of the Bacon-Shakespeare fable. If, however, there be some readers still troubled by its phantom, they may be reassured by an obituary note.

Before discussing its last phase, it is worth remarking that père Du Breul, Parisian of Paris, born on the Petit Pont itself in 1528, and contemporary of the Boccador (who died in 1549), had no doubt as to who was the architect of the Hôtel de Ville. In his famous *Théâtre des Antiquitez* (liv. iii, p. 1014) he gives, not only the inscription over the great doorway—"incisum M. D. xxxiii, Idibus Septembbris"—commemorating its erection by order of François 1^{er}, "Domenico Crotoneensi architectante"; but further lines recording the completion† of the building, under Henri IV. and the great Provost François Myron, which he tells us had since been added to the same marble tablet. This book was no first essay of Du Breul in Paris history. Four years before he had revised the last of the many editions of Corrozet's work,‡ and had ample opportunity to correct any errors of fact. Sauval, it is true (liv. ix, p. 483), says that the design of the upper portion of the centre block being considered "gothic," it was completed from a revised design§ (1549). But Sauval was not born until a century after Du Breul; and his papers, published more than fifty years after his death, without selection or revision, are quite untrustworthy as regards anterior history; containing a vast deal of rubbish, mingled with much pleasant and useful information gathered from his own observation. His suggestion,|| for example, to which Mr. Blomfield refers, that Didier de Felin made the design attributed to Fra Giocondo for the Pont Notre-Dame is absolutely baseless. Didier was not in control of the work, nor was he, as Sauval supposed, *maître des œuvres de la maçonnerie*. Normand's extract from the *Registres de l'Hôtel de Ville* shows that sixteen men were

* *JOURNAL R.I.B.A.*, Nov. 1918.

† The building was not only completed, but refurbished from top to bottom. Du Chesne (temp. Henri IV.) tells us that it was "Eslevé au plus haut estage de sa beauté par François premier & embellie d'une architecture qui n'avoit guere sa pareille. Mais les malheurs du siècle auoient du tout obscurci son lustre s'il n'eust été ces années passées rehaussé de riches embellissemens and nouvelles décorations."—(*Antiquitez et Recherches*, 6^{me} édn. 1631, liv. 1, p. 115).

‡ The *Antiquitez Histoire et Singularitez de Paris*, itself recast by its author from his previous *Fleur des Antiquitez* in 1550, after six previous editions. This edition also contains the inscription given by Du Breul.

§ Félibien embroiders this assertion by "attributing" the revised design to Du Cerceau!—(*Histoire de Paris*, liv. xix, p. 975).

|| It is fair to observe that it is only a suggestion. He

chosen to work under the orders of Jean de Doyac and Colin de Chesnaye the mason, one of the two *maîtres des œuvres* (the other was Gautier Hubert, carpenter); and that these two carried each a white bâton as symbol of his authority. Now, according to Sauval himself, "Jean de Doyac" was no other than—Fra Giocondo! A reluctance on the part of certain French writers to admit Italian authorship for their national monuments is ancient and notorious; and the lamp of their quasi-patriotism still glimmers fitfully—an *ignis fatuus* for the strayed antiquary.

However this may be, the legend of Chambiges, or someone other than the Boccador, having designed the Hôtel de Ville, was, I had thought, dead and buried, until Mr. Blomfield's "doubt if he were really more than a foreman" showed its lingering vitality. Many architects, among others my dear and honoured friend Honoré Daumet, held strongly the anti-Boccador view, on the grounds of the essentially French character of the design, and of its kinship to some work of Chambiges at Chantilly; and I am not ashamed to have shared it. But the matter has been exhaustively reconsidered during recent years, and the researches of the Comité des Inscriptions Parisiennes (1903-4), of the Société de l'Histoire de Paris et de l'Île-de-France (*Bulletin*, t. xxxi, 1904), of the Commission Municipale du Vieux Paris (*Procès-verbaux*, 1911), and of the Société Centrale des Architects (*L'Architecture*, 1912), entirely confirm the earlier conclusions of Le Roux de Lincy, so long ago as 1846, and of Prost in 1891. The papers of the C.V.P. are especially interesting, for they record the debate on the whole subject with Vachon himself—protagonist of the Chambiges legend. The adverse decision was unanimous (21 to 0), and there could hardly be a more competent tribunal.

It is difficult to see how any reasonable doubt can be retained in face of the following excerpts made by Tueley from the *Registres*. We read that, on the 22nd December 1532, Pierre Viole, the Provost, with the Town Clerk, proceed to the Louvre, and are taken by François 1^{er} into a *tournelle près la garde-robe*. Here, awaiting them, is "Master Dominique de Courtonne," who shows them the *pourtrait* of the new building which the King wishes to be

does not assert, as Mr. Blomfield says, that Didier made the design, but only that since (as he erroneously thought), "Didier de Felin avoit la surintendance de cette entreprise; par conséquent qu'il en a donné le dessin." His preceding paragraphs, in fact, upset his own deduction, for he shows quite clearly that Frère Joconde was consulted at the early sittings of the Provost and Magistrates, when the design of the bridge and the disposition of the coffer-dam were being settled. From this, apart from other evidence, the conclusion is reasonable that he was the responsible designer. Du Breul says the following distich was to be seen, in his time, incised under one of the arches:

Iucundus geminos posuit tibi Sequana pontes

Hunc tu jure potes dicere pontificem;
which may allude to Giocondo having, some time before, rebuilt the Petit Pont. It was generally attributed to him, as Sauval admits (liv. iii, p. 218).

erected as *ung Hostel de Ville*.* On the 12th May following the said Viole announces, to the assembled councillors, the financial arrangements the King has been pleased to make for the new building; according to the design "now exhibited by Master Dominique de Cortemer (*sic*), who has made and devised it."†

One more extract; this time from the Comptes de la Ville for 1533: "Messieurs the Prévost des Marchands and Echevins, by writing of 15th June 1533, have appointed and deputed the said Master Dominique de Berqualor, called 'de Courtonne,' architect, to carry out the works *du bastiment et édifice de l'ostel de la dite Ville*, in accordance with the model‡ made by him and examined and approved by the King." And, "to avoid mistakes, there is first to be made a model in joinery-wood." Yet Mr. Blomfield speaks of him as "an ill-paid craftsman, whose work, so far as the court was concerned, consisted of making wood models of houses, bridges, and mills."§

The Chambiges *v.* Boccador controversy has been simmering ever since 1882, when M. Marius Vachon, a zealous advocate of Chambiges, published a quarto volume|| setting forth his contention. But the immediate cause of its recent ebullition was his attack on the official Description (distributed gratuitously to visitors to the building) prepared for the Conseil Municipal, in 1908, by M. Lucien Lambeau, the distinguished historian. In this pamphlet Il Boccador is mentioned as the architect, and M. Vachon clamoured for its withdrawal; appealing for support to the Commission du Vieux Paris. Although, as we have seen, his arguments had already been examined and refuted by the Société de l'Histoire de Paris, he succeeded in reopening the question with the Commission, thanks to the immense personal respect in which Daumet (who backed him with a letter) was held. His views, though developed very fully, having failed to obtain a single adherent, the irrepressible Vachon then turned to Daumet's architect colleagues

* *Registre des délibérations du Bureau de la Ville de Paris*, par M. A. Tuetey (t. ii, p. 160).

† *Ibid.* (pp. 164, 165).

‡ Unlike the English word (as generally accepted), *modèle*, connotes any design or pattern to scale, not necessarily in the round. *Bois de menuiserie* covers both oak and pine.

§ The entry in the *Dépenses secrètes de François I.*, to which Mr. Blomfield refers (the only one, by the way, which mentions Dominique de Cortone), is not quite accurately rendered by him. Il Boccador was not "paid by the crown for this" (i.e., for making wood models) "a sum of 900 livres for work extending over fifteen years." On the contrary, he received that sum (between £700 and £800 of present money) as a Royal gift, to compensate him for services which had been insufficiently requited (où il a eu de grans pertes) "in respect of which the King requires no further account." Dominique de Cortone, who is specifically described in this entry as an architect, held a court appointment; and salaries are not entered in these accounts, which deal only with drafts on the King's privy purse.

|| *L'ancien Hôtel de Ville de Paris* (Quantin, Paris, 1882). This work must not be confused with his fine folio on the modern building (1872-1900), adopted by the Conseil Municipal for official presentation.

of the Société Centrale; who, in deference to the memory of their late president, remitted the subject to their archaeological sub-committee for yet further investigation. The result was the same; courteously thanking him for his confidence in their judgment, the architects intimated that they regarded the matter as settled; adding, diplomatically, *jusqu'à découverte de nouveaux documents*.

So much for the facts. It is perhaps of no great importance to know whether one man or another designed the Hôtel de Ville; certainly no more surprising that the design of Dominique de Cortone should have been influenced by the French surroundings in which he had worked for thirty years, than that Pierre Chambiges should have been inspired by prevailing Italian ideas in his arched ordinance at Chantilly. Both, so far as their work is concerned, were Frenchmen; whether born or "made" matters not at all.

And this brings us to the real point, which is that the history of architecture must be read in buildings, not in biographies and archives. Far too much is made of Charles VIII. and his *chevauchée* into Italy as marking the beginning of an era in design called the "Renaissance." Personally, I detest the term, as an utter misnomer so far as French art is concerned. But it has become current coin of speech for work of a definite period; to change the labels, as Mr. Blomfield proposes, and shift certain buildings from the Renaissance compartment into another marked "Gothic" (a term at least as "question-begging") is only to further bemuse the unfortunate student. The mistake is in the compartments themselves, not in the labels. There never was a "re-birth" in the art of building. There are no stylistic divisions; the periods melt one into another; their apparent border lines disappear when examined at near hand, and it is only by contrasting extremes, at wide intervals of time, that paper classifications are constructed. Not only the Renaissance, but all architecture, must be looked at as a whole; a majestic movement of evolution through the ages. Rhamses and Ictinos, William of Wykeham and Mansart, all dealt with the same eternal elements: each in his own way, moved thereto by the conditions in which he lived and worked. For the abiding essentials of architecture are: Plan—its strategic disposition; Scale—the relation of the part to the whole; and Construction; and the greatest of these is Plan. And though the architect understand all mysteries and all knowledge of carven detail, and have not Plan, he is but as sounding brass or a tinkling cymbal.

As to the work of our own time, it is not we, but those to come who must judge it. We are beflouted by critics for copyists of what has gone before; so, doubtless, were our ancestors, whether the giants who have lived or the pygmies who have perished. Yet their work bears the stamp of its date, and so will ours. Remains only to do our best according to the faith that is in us, nothing wavering.

JOHN W. SIMPSON [F.].



9 CONDUIT STREET, LONDON, W., 14th Dec. 1918.

CHRONICLE.

The R.I.B.A. Record of Honour: Fifty-eighth List.

Fallen in the War.

PENDEREL-BRODHURST, Lieut. BERNARD RICHARD, 82nd Field Co., R.E., *Student*. Killed in action in France on 1st October.

LOWRIE, Private WILLIAM JOHN, 5th Seaforth Highlanders, *Student*. Died of wounds, 14th October.

DUNN, 2nd Lieut. GERALD MORTON, R.G.A., *Associate*. Killed in action in France on 13th October.

WILLIAMS, Lieut. WILLIAM HAROLD, R.G.A., *Licentiate*. Killed in action in Belgium on 9th November.

WALLER, 2nd Lieut. THOMAS JENKINSON, Northumberland Fusiliers, *Student*. Died of wounds.

KNIGHT, 2nd Lieut. PHILIP. Killed in action in France on 29th September.

METTHAM, Captain JOHN ARTHUR, R.E., *Licentiate*. Died on service at Archangel, on 12th November.

Military Honours.

HITCH, Lieut. JOHN OLIVER BROOK, 21st London Regiment, *Associate*, has been awarded the Military Cross.

Architects and the War.

The PRESIDENT, addressing the meeting of the 18th November, said:—Before we begin the business of the meeting, I think I ought to say a few words with reference to the great events which have occurred since we last met. The war is over, and we have accomplished in the most complete and thorough manner all that we set out to do. The menace of Germany which has threatened us for two generations no longer exists, and our country holds a position now in the estimation of the world which it has never held before. We may, I think, feel justly proud of the part which architects, and this Institute in particular, have taken in the war. Our record of those who have actually taken part compares favourably with that of any other profession, while those who have indirectly contributed by service in this country comprise probably the majority of practising archi-

tects. We have suffered serious and special hardships, but these can now be forgotten in our success.

In our rejoicing we must not, however, forget those of our number who have made the great sacrifice for their country. There are probably few, if any, in this room who have not suffered the loss of relatives and friends. Many of our most promising and gifted young men are gone for ever. They have laid down their lives that their country might live, and we reverence their memory and mourn their loss. They will never be forgotten. I ask you to rise in token of respect for the memory of those who have fallen.

All present rose in response and stood in silence for a few moments. The President then announced that arrangements were being made to hold a Memorial Service at St. George's, Hanover Square.*

Ancient Lights.

The PRESIDENT, at the meeting of the 2nd December, in introducing the motion announced on the notice paper, said:—

Few architects progress very far in their practice before they are tripped up by our extraordinary law relating to the access of light and air to buildings. To those of us whose work lies mainly in London or in large provincial towns, it is a constant bugbear hampering our designs, and restricting the proper development of our plans; and leading in a large number of cases to the mutilation and disfigurement of many fine buildings. In a very considerable proportion of cases the objection taken by the dominant owner is not really justifiable, if viewed from the ordinary standpoint of common sense, and many actions which cause endless trouble and expense are in reality entirely frivolous and speculative.

The English law as it stands to-day is apparently based upon the presumption that because a man has enjoyed for a period of years some benefit to which he has no right and for which he has given no consideration he, *ipso facto*, becomes entitled to that right in perpetuity. The onus of preventing the acquisition of such right rests upon the unfortunate victim who is in process of being robbed. To the non-legal mind, this appears to be an entirely unreasonable position of affairs.

In mediaeval times the principle above stated appears to have been recognised in a vague kind of way without any clear definition of the period which should have elapsed, beyond such indefinite terms as "the memory of man" or "time immemorial." Occasionally there have been lucid intervals, as the judgment in the reign of Elizabeth which stated that "if 2 men be owners of 2 parcels of land adjoining, and one of them doth build a house upon his land and makes windows and lights looking into the other's lands and this house and lights have continued for 30 or 40 years, yet the other may upon his own land and soil

* The service took place on Wednesday, the 4th December. A notice of the auction is held over for want of space.

lawfully erect a house or other thing against the said lights and windows, and the other can have no action, for it was his folly to build his house so near the other's land." This instance of the sound common sense of our ancestors in the golden age stands out to-day and calls upon us to attempt, at all events, to rid ourselves of the incubus of this ridiculous law.

The vague and indeterminate nature of the law was to some extent regularized by the Prescription Act in 1832, which provided that the necessary lapse of time should be fixed at 20 years, but it did not define in any way what should be the nature or extent of the injury proposed which should justify preventive action. This was left to be settled by the endless procession of "cases." The law at the present moment is almost entirely made up of what is known as "case-law," the rulings of judges from time to time, some good and some bad. I think I may say that the only really valuable judgment which has helped matters is that in *Howard v. Colls*, in which it was laid down that the damage must be "material," though even that word is indefinite and subject to much variety of interpretation.

There is, I think, no division of opinion amongst those who understand the matter that the existing state of the law is unsatisfactory and should be amended. It is to the public disadvantage and prevents the proper development of our cities and towns; and, moreover, this is the only country on earth, so far as I know, where such a ridiculous system prevails. It is even confined to England and Wales. The more logical and sensible mind of our Scottish brethren will have none of it.

Attempts have been made several times by this Institute to tackle the question seriously. Committees have sat in conjunction with other bodies, and have considered and reported, recommending action to be taken to amend the law, but for one reason or another nothing effective has been done. I think the principal difficulty in the way has probably been the practical impossibility and the expense of promoting a private Bill in Parliament. However that may be, we stand to-day in no better position than we should have done if these committees had never sat.

We have just passed through (hardly through yet) the greatest war in all history, and during that period of trial we have had the opportunity of considering many things, and considering whether we could improve our position when peace returns. Amongst other things, consideration has been given to various defects in our laws which lead to useless and avoidable litigation, and I am told amendments have been drawn up which it is proposed to put forward as soon as possible for the consideration of the Lord Chancellor, and that many of these are likely to be adopted as Government Bills. The proposed Bill which is now before you falls within this category, and there appears to be a distinct prospect of its being dealt with in this way.

The object which has been borne in mind in drafting

the Bill is to secure that the owner of a building site shall be at liberty to develop such site to the full extent of its capacity within the limits of the Building Acts and Bye-laws, and subject to no disability imposed by his neighbours without agreement and consideration received. The terms of the draft Bill are as follows:—

ACQUISITION OF LIGHT (RESTRICTION) BILL,
1918.

AN ACT TO AMEND THE LAW RELATING TO THE
ACQUISITION OF LIGHT.

- 1.—(1) After the commencement of this Act a right to the access and use of light to or for any building shall not be acquired by the mere enjoyment thereof for any period of time, and no presumption of a grant of a right to the access and use of light shall after such commencement arise by reason only of the enjoyment of such access and use for any period.
- (2) This section shall not apply to any right to the access and use of light which shall have become absolute and indefeasible before the commencement of this Act, or to any inchoate right to the access and use of light which shall have been acquired by the actual enjoyment thereof for the full period of twenty years before the commencement of this Act without interruption and accordingly every such inchoate right shall be capable of becoming absolute and indefeasible in the same way as if this Act had not been passed.
- 2.—(1) Section three of the Prescription Act 1832 is hereby repealed but this repeal shall not revive any custom referred to in that Section.
- (2) Nothing in this Act shall operate to bring any right to the access and use of light to or for any building within the provisions of Section One of the said Act of 1832.

3. This Act shall not apply to Scotland or Ireland.

- 4.—(1) This Act may be cited as The Acquisition of Light (Restriction) Act 1918.

- (2) This Act shall come into operation on the first day of January One thousand nine hundred and nineteen.

This, you will note, secures that no rights of light shall be acquired after the stated date, which would be the date of the Act. It is not retrospective and does not interfere in any way with rights already acquired; but it does affect all buildings erected within 20 years—that is, a building erected 19 years ago cannot acquire an indefeasible right at the end of another year. At first sight this may appear to be not quite just, as it would seem that, a large portion of the prescribed period having elapsed, a right had been partially acquired. This is not, however, in fact the case, for on the last day of the 20 years no more actual right exists than on the first day, and the adjoining owner would have a perfect right to block any lights even at the last moment. The law is therefore only proposing to do what a private individual would have a right to do.

I should have liked to extend the scope of the Bill so as to deal with existing rights by the establishment of a technical tribunal, thus disposing of vexatious and frivolous claims and avoiding much unnecessary litigation. We are advised, however, to confine the present Bill to the simple proposition expressed, and to leave the question of existing rights for future consideration. I hope you will agree that if we secure

the passing of this Bill, we shall have made an important advance in the direction of simplifying the architect's work and promoting the interests of architecture. I therefore move that :

"The Council be authorised to take such steps as may be possible to secure the passing of the proposed Bill into law as early as can be arranged."

Mr. WALTER CAVE [F.] seconded the resolution.

Mr. GILLBEE SCOTT [F.] remarked that the Bill did not touch the question of grant. It might be that a man would build on a plot, and twenty years later his neighbour would want to build but would not be able to because his neighbour would claim his ancient lights.

The PRESIDENT pointed out that such a case could only arise where the vendor owned the adjoining land. He would put the point to counsel, but he thought it was better to leave any question of grants out of the Bill.

Mr. W. HENRY WHITE [F.] said he believed the Bill would meet with great opposition from vested interests, where money had been laid out in acquiring property on the assumption of the continuance of the existing law.

The PRESIDENT explained that in every case where a building had been put up within twenty years they were liable to be blocked to-day. All they proposed to do in the Bill was to reiterate that right, and prevent a perpetual right being acquired.

Mr. FRANCIS HOOPER [F.] said he cordially supported the Bill. In France the Code Napoléon had swept away similar onerous and frequently unfair prescriptive rights which had existed for centuries. The matter was a very vital one, and he congratulated the Council upon the energetic way in which they had dealt with it.

Replying to Mr. PERCIVAL M. FRASER [F.], the PRESIDENT said it was not the intention of the Council to go to the expense of promoting a private Bill. There was a distinct prospect of the measure being adopted as a Government Bill, which meant that it would go through without expense to the Institute.

Mr. DELISSA JOSEPH [F.] moved as an amendment that the draft Bill be referred back to the Council for further consideration. The proposal to check the acquirement of new ancient lights, he said, must be accompanied by the provision of other safeguards. If there were no control as between adjoining ownerships no one could be certain, after having developed his own plot to what seemed the best advantage, that his property would not be permanently injured when his neighbour proceeded to develop his adjoining plot. Machinery should be incorporated in the Bill which would insure the maintenance of some reasonable accommodation between neighbouring properties. This might possibly be attained by the establishment of a Board of Referees, on the lines of the Dean of Guild Court in Scotland, before whom plans for development should be placed, and who should decide between neighbours as to what mutual provision should be made for light and air. This would be merely carrying a point further the principle already established under the Building Acts as to space at the rear of a building, the height of buildings in relation to the width of streets, etc., etc., the purpose being the establishment of a certain amenity for securing adequate light and air, and hygienic conditions. From his extensive experience in these matters he was satisfied that few practical advantages would be obtained if the Bill were to go forward in its present incomplete form.

Mr. HERBERT W. WILLS [F.] said that the points to which the last speaker referred did not seem to come in at all, because one must go according to the bye-laws, and if windows were provided, there must be an open space for them. If the Bill passed, it would be like the Scotch law, which provided that a man could do what he liked on his own property, provided he observed the bye-laws.

Mr. SADGROVE [F.] formally seconded the amendment.

The PRESIDENT said he did not think Mr. Joseph understood that the idea at the back of the Bill was that every man must so build his property that he acquired all the light he wanted either from his property or from the public street—he must not do anything in building his own property which would prevent his neighbour from developing his land to the full extent. With regard to the establishment of a tribunal to deal with existing rights, the Council had had that in their minds, but they were advised that a proposition of that sort would be a very contentious kind of measure, and that to introduce it into the Bill would probably prevent its being accepted by the Government. The question of existing rights was a matter that would have to be dealt with by a separate Bill. He quite agreed with the desirability of having a tribunal, possibly on the lines of the Dean of Guild Court in Scotland, but it could not be done in that Bill.

Mr. FRASER asked for the names of the institutions which had been invited to express their views on the Bill ; and whether they had all responded.

The PRESIDENT stated that the matter had been submitted to the Surveyors' Institution, the Society of Architects, the Institute of Builders, the Federation of Building Trades Employers, and the Institute of Arbitrators. All had replied except the Surveyors' Institution, and all were favourable to the measure except the Society of Architects. The latter were not necessarily unfavourable ; they asked that the matter should be dealt with jointly by the Institute and the Society.

Mr. SADGROVE, President of the Society of Architects, said he was out of town when the matter came before his Council. But he quite agreed with their views. It was not that the Society objected to the Bill itself, but they wanted to know more about it, and what points had been considered. He understood that the Practice Committee had had the matter before them for several months ; it therefore looked as if there had been considerable controversy upon it.

Mr. JOSEPH having expressed regret that the President could not see his way to include in the Bill provision for such a tribunal as he had suggested, the PRESIDENT explained that it was not his objection, but the lawyer's. Counsel who drafted the Bill said that it was not wise to include it. He himself, however, would rather make sure of the one clause being passed abolishing the right of a man to steal his neighbour's property than he would jeopardise it by trying to introduce the establishment of a tribunal. If they could get this one point through, they would be able later to take further steps.

Mr. JOSEPH : In view of that assurance I will, with the permission of the meeting, withdraw my amendment.

The resolution was thereupon put to the meeting and carried unanimously.

Housing the Working Classes.

Copies of the following circular have been issued from the Institute to all the Town Councils and Urban District Councils throughout England and Wales :—

To Authorities contemplating the Preparation of Schemes for Housing the Working Classes,—

In view of the large number of schemes for the Housing of the Working Classes which are being initiated by Local Authorities, may I be allowed to represent to such Authorities the great importance of their appointing an independent architect as their first step in the preparation of any such scheme.

Such houses have hitherto been erected mainly by the speculating builder, and in those cases where the local authority has provided them they have not been considered of sufficient importance to warrant the employment of an independent architect. It is, however, now

recognised that such buildings, occupying as they do so large a portion of our towns and country sides, constitute a serious architectural problem both from the economic and the artistic point of view, and that they demand the highest skill and experience in their design and execution.

In support of this, I may quote from a Memorandum recently issued by the Ministry of Reconstruction, which says :—

" Every endeavour should be made to ensure that in the houses built under the present scheme a high standard of design and lay-out should be maintained, which will be an example to be followed in all future building. At the same time, economy must be carefully studied, as without it no advance will be made towards a permanent solution of the problem. For the achievement of these objects considerable skill and experience in design and planning are required.

" It is not enough to obtain a series of good type plans. It is essential that these should be adapted to local needs and that an architect of experience and taste, and that architectural skill should be employed in laying out the building estates on town-planning lines.

" We think therefore that it is very important that the work should be in charge of an architect, otherwise the high standard of design and lay-out which is desired will not be secured."

It is recognised by my Institute that in work of this kind which involves much repetition, the usual scale of charges should not apply, and a special scale has been drawn up applicable to these schemes. Apart, however, from the question of fees, it will be found that the employment of an independent architect of standing and experience will result in great economy, besides ensuring that the houses shall be pleasant to look upon and healthy to live in.

HENRY T. HARE,

November, 1918. President of the Royal Institute.

Architects' Fees for Housing Schemes.

The following Scale drawn up by the R.I.B.A. Housing of the Working Classes Committee in consultation with the Allied Societies has been approved and issued by the Council of the Royal Institute :—

In fixing the Scale of Charges for the development of land, or for Housing Schemes, special arrangement will usually be required according to circumstances, but for ordinary cases the following are the charges :—

(a) HOUSING SCHEMES AND LAYING-OUT ESTATES.

For the preparation of a plan or scheme from existing maps, showing roads, building plots, and buildings in block, and including conferences with officials of local authorities, but not including surveying, levelling, contouring, or the preparation of detailed plans of buildings, the remuneration is as follows :—

For the first 25 acres	£2 2 0	per acre.
On the next 275 acres	1 1 0	"
On the remainder	0 5 0	"

Minimum charge, 25 guineas.

(b) ROADS AND SEWERS.

For preparing working drawings and specification of roads and sewers, obtaining tenders and advising on the same and in the preparation of contract, furnishing to the contractor one copy of the drawings and specification, general supervision as before defined, issuing certificates, and passing and

certifying the accounts, the charge is 5 per cent. upon the cost of the works. Should the works not proceed after the preparation of the drawings and specification the charge is 3 per cent. upon the estimated cost.

(c) BUILDINGS IN HOUSING SCHEMES.

In Housing Schemes the charge is 5 per cent. on the first 12 houses, 2½ per cent. on the next 60, 1½ per cent. upon the remainder. This percentage covers the ordinary variations in type of house and such minor modifications as are made to avoid monotony in appearance. Where the Local Authority assumes responsibility for the supervision and carrying out of the work these fees may be reduced by one-third.

This scale is not necessarily applicable if the carrying out of the work is effected in instalments and consequently deferred over a long period of years.

Charing Cross Bridge.

At the invitation of the London County Council a joint deputation from the R.I.B.A. and the London Society attended before the Improvements Committee of the L.C.C. on 20th November, to place before the Council the views of the two societies on the question of the erection of a new bridge at Charing Cross. The deputation consisted of Mr. Henry T. Hare, President; Sir Aston Webb, K.C.V.O., C.B., R.A. [F.]; Sir Ernest George, A.R.A. [F.]; Sir John Burnet, R.S.A., LL.D. [F.]; Mr. Reginald Blomfield, R.A. [F.]; Mr. Paul Waterhouse [F.]; Mr. D. Barclay Niven [F.]; Professor Adshead [F.], and Mr. W. R. Davidge [A.], Hon. Sec. Lord Plymouth, President of the London Society, would have been present, but was prevented by illness, and Mr. Ernest Newton, A.R.A., was also unable to be present.

The deputation was introduced by Mr. Hare, who emphasised the greatness of the opportunity presented at the present time for the construction of such a bridge, which, with its approaches, might well become not only a national monument, but an Imperial monument of the war and of the time of stress through which the Empire had passed.

Sir Aston Webb reminded the Committee that the House of Lords in July 1917, when the South Eastern and Chatham Railway Company's proposals for strengthening the existing railway bridge were before them, had insisted upon the insertion in the Act of certain measures intended to secure that every opportunity should be given for the consideration of a comprehensive scheme for a new road bridge at Charing Cross. These were, it will be remembered, " that no expenditure in relation to Charing Cross station, as apart from the bridge, should be incurred without parliamentary sanction, also that in the event of any public improvement involving the removal of the existing station and bridge being authorised within a period of fifteen years, the railway company should not be reimbursed for any expenditure they might incur on strengthening the existing bridge, and further that the railway company should not commence construction on the works above water until the expiration of three years from the passing of the Bill." (R.I.B.A. JOURNAL, Vol. XXIV., p. 223.) Sir Aston pointed out that all that was desired at the present moment was that the London County Council and their officers should take the question of Charing Cross Bridge seriously into consideration, and that the Council,

as the proper authority, should lay down the lines upon which any such scheme might proceed, without necessarily committing the Council, at the present time, to any serious expense.

Mr. Blomfield supported the suggestion, and said that the time was now ripe for action in the matter.

The Improvements Committee asked a number of questions in relation to the scheme, and the chairman, in thanking the deputation for their attendance, said he thought he might promise that their suggestions would receive very sympathetic consideration at the hands of the Council.

R.I.B.A. Finance.

Guildhall, E.C., 9th December 1918.

To the Editor, JOURNAL R.I.B.A.,—

SIR,—We are informed on pages 16 and 17 of the JOURNAL for November that our Council proposes to use all its influence to induce every provincial member to join an Allied Society. Last year the R.I.B.A. spent £399 9s. in contributions to Allied Societies (excluding the allowances to their Presidents). If the present pledge were carried out it would mean increasing this outlay to no less than £600 per annum! And this is contemplated when, according to our last balance sheet, the overdraft at the bank was about £1,640, on which, of course, we paid interest.

I have made enquiries, with the result that I know of no other learned society that finances its Allied Societies. It is quite time we rescinded the By-law giving power to our Council to spend money in this way.

The Architectural Association was recently forced to appeal to the public for funds. The R.I.B.A. was founded in the interests of architecture, not in the interests of architects, and if our Council has £600 per annum to give away surely our greatest Association for architectural education should have the first claim.—Yours obediently,

SYDNEY PERKS [F.]

MINUTES.

At the Second General Meeting (Ordinary) of the Session 1918-19, held Monday, 18th November, at 5 p.m.—*Present*, Mr. Henry T. Hare, President, in the Chair; 26 Fellows (including nine members of the Council), 21 Associates (including one member of the Council), 8 Licentiates, and a few visitors—the Minutes of the meeting held 4th November, having been taken as read, were signed as correct.

The President, having addressed a few words to the meeting on the changed condition of affairs brought about by the armistice, went on to speak of the irreparable loss the profession had sustained through the death on the battlefield of so many of its most promising and gifted members.

On the motion of the President, the assembly rose and stood in silence in token of respect for the memory of those who had fallen.

Mr. Wm. Dunn [F.], having read a Paper entitled "A HOUSING SCHEME AT CHEPSTOW," a discussion ensued, and on the motion of Mr. Raymond Unwin [F.], seconded by Professor Adshead [F.], a vote of thanks was passed to Mr. Dunn by acclamation, and was briefly responded to.

The proceedings closed at 6.30 p.m.

NOTICES.

Architects' Memorial Service, 20th December.

At the Church of the Assumption, Warwick Street, Regent Street, on Friday, 20th December, at 10.30 a.m., will be sung a solemn requiem mass for the repose of the souls of the Catholic members of the architectural profession who have fallen in the Great War. The sermon will be preached by the Very Revd. T. Donnelly, S.J.

Business Meeting, 6th January 1919, at 5.30 p.m.

A GENERAL MEETING (BUSINESS) will be held Monday, 6th January, 1919, at 5 p.m., for the following purposes:—

To read the Minutes of the General Meeting (Ordinary) held Monday, 16th December 1918; formally to admit members attending for the first time since their election; to proceed with the election of the following candidates for membership (the names of the proposers were published in the last issue of the JOURNAL).

AS HON. FELLOW.

LEVERHULME, LORD, THE RIGHT HON. WILLIAM HESKETH LEVER, HON. ASSOCIATE.

AS ASSOCIATES (8).

[The candidates are serving with His Majesty's Forces, and, being duly qualified, have availed themselves of the temporary concessions granted to students so serving (see Special Regulations, JOURNAL for March 1918).]

BROWN: WALTER JAMES [S., 1912].

CHRISTEN: REGINALD RAYNER [S., 1905].

CLEMES: FRANK [S., 1911].

FORTESCUE: GEORGE ALAN [S., 1918].

KEYLE: JOSEPH RASHBROOKE [S., 1914].

MACMILLAN: ALEC LOWE [S., 1909].

RYLATT: ARTHUR [S., 1911].

TAYLOR: RONALD VICTOR [S., 1911].

Notice of Motion for Meeting of 6th January.

Mr. DELISSA JOSEPH [F.] has given notice to move the following resolution:—

That, in view of the recommendation of the Committee appointed by the Ministry of Reconstruction to the indefinite continuance in peace time of the wartime restrictions on building, and in view of the serious effect which such continuance would have upon the work of architects and building contractors and of the large body of building trade employees who will be released by the demobilisation of the Army, this Meeting requests the Council to at once arrange for a representative delegation to be received by the Minister of Reconstruction, before whom they may place the arguments for the speedy removal of the restrictions on building.

Sessional Paper, 20th January, 1919, at 5.30 p.m.

"THE MAKING HABITABLE OF OLD DWELLINGS IN TOWN AND COUNTRY."

By M. H. BAILLIE-SCOTT.

Appointment of Hankow.—Fully qualified and experienced Architect's Assistant wanted for Hankow. Work will consist of design of semi-public buildings, office blocks, residential flats, &c. Fertility and speed in detail essential. A.R.I.B.A. preferred, not more than 40 years of age, of good general health. Good address essential. Engagement for three years in the first place. Salary 400 dollars a month (£80 sterling).

